

040.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

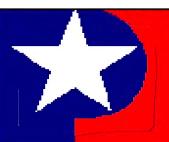
876,100 / 876,100

USE VALUE:

876,100 / 876,100

ASSESSED:

876,100 / 876,100


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 16-18 | | CORNELL ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: CHRISTO STEPHEN/KATHERINE | |
| Owner 2: | |
| Owner 3: | |

Street 1: 16 LITTLE POND ROAD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: CHRISTO STEPHEN -

Owner 2: -

Street 1: 16 CORNELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 4500 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 1 | | | | | | | | | 443,999 | | | | | | 444,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 26705 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 11/08/18 |

PREVIOUS ASSESSMENT

Parcel ID 040.0-0003-0007.0

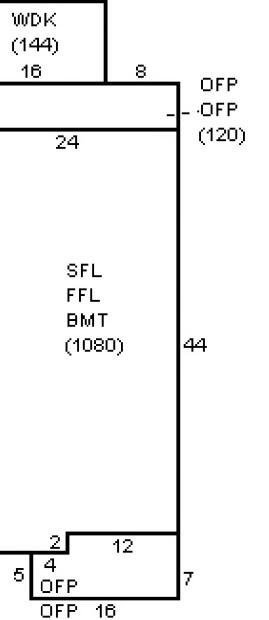
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 432,200 | 0 | 4,500. | 444,000 | 876,200 | 876,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 336,200 | 0 | 4,500. | 471,800 | 808,000 | 808,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 336,200 | 0 | 4,500. | 344,100 | 680,300 | 680,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 315,300 | 0 | 4,500. | 299,700 | 615,000 | 615,000 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 315,300 | 0 | 4,500. | 255,300 | 570,600 | 570,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 280,900 | 0 | 4,500. | 249,800 | 530,700 | 530,700 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 280,900 | 0 | 4,500. | 205,400 | 486,300 | 486,300 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 292,300 | 0 | 4,500. | 195,400 | 487,700 | 487,700 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| CHRISTO STEPHEN | 33320-560 | | 7/26/2001 | Family | | No | No | | |
| GEARY CATHERINE | 26770-16 | | 10/24/1996 | | 234,500 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | |
|------------------|--------|-------------|--------|-----|------------|----------|------------|---------|------|----------------------|----|------|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | |
| 11/8/2018 | | MEAS&NOTICE | | | | | | | HS | Hanne S | | | | | | | | | |
| 4/15/2009 | | Measured | | | | | | | 189 | PATRIOT | | | | | | | | | |
| 3/24/2000 | | Inspected | | | | | | | 264 | PATRIOT | | | | | | | | | |
| 2/28/2000 | | Measured | | | | | | | 263 | PATRIOT | | | | | | | | | |
| 6/1/1990 | | | | | | | | | PM | Peter M | | | | | | | | | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
| | | | | |

| | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------|--------|-----|------------------------------------|-----------------|-------------------------|-----|--------------------------------------|------------|-------|------|----------------------|--------|--------|------------|--------------|-------|--------------|---|---|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 13 - Multi-Garden | | | | Full Bath: 2 | Rating: Average | | | A Bath: | Rating: | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 2 | Total: 2 | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | Kits: 2 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Color: BEIGE | | | | Fpl: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: | | | | WSFlue: | Rating: | | | Other | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | CONDOS INFORMATION | | | | Upper | | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | Lvl 2 | | | | | | | | | | | | | |
| Year Blt: 1925 | Eff Yr Blt: | | | | | | | Lvl 1 | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | | | | | Lower | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | | | | | Totals | RMs: | 11 | BRs: | 4 | Baths: | 2 | HB | | | | | | |
| Const Mod: | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Exterior: | | | | No Unit | RMS | BRS | FL | | | | | | |
| INTERIOR INFORMATION | | | | | | | | Interior: | | | | 1 | 6 | 2 | | | | | | | |
| Avg Ht/FL: STD | | | | | | | | Additions: | | | | 1 | 5 | 2 | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | | | | | Kitchen: | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | | | | | Baths: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | | | | | Plumbing: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | | | | Electric: | | | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | General: | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | Totals | | | | 2 | 11 | 4 | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: | NO | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 040.0-0003-0007.0 | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | |
|  | | | | | | | | | | | | | | | | | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | | | | |